ANDRESEN SUBDIVISION REPLAT A

MINOR PLAT

LOTS 1 & 2, ANDRESEN SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

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Page: 1 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 1 & 2, ANDRESEN SUBDIVISION, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON NOVEMBER 1, 1994, IN BOOK R324, PAGE 7, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL CONTAINING 207,909 SQ.FT. OR 4.77 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANDRESEN SUBDIVISION REPLAT A, AND BY THESE PRESENTS DEDICATES GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS CERTIFICATE

BY: BROOMFIELD EDUCATION GROUP, LLC

BY: _____
KEVIN J MCFARLANE, OWNER

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF Adams) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April, 2019 BY KEVIN J MCFARLANE, AS OWNER OF BROOMFIELD EDUCATION GROUP, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 06/28/2020

_____
NOTARY PUBLIC

LENDERS CERTIFICATE

THE UNDERSIGNED MORTGAGEE/LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO EXECUTION AND RECORDING OF THIS PLAT; AND FURTHER, LIENHOLDER HEREBY SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.
SMALL BUSINESS ADMINISTRATION-DENVER DISTRICT OFFICE

BY _____

NAME Jonathan A. Braun

TITLE District Counsel

ACKNOWLEDGEMENT

STATE OF COLORADO)
)SS
CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May 2019 BY Jonathan A. Braun AS District Counsel OF SMALL BUSINESS ADMINISTRATION-DENVER DISTRICT OFFICE.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 03-23-2022

_____
NOTARY PUBLIC

KAREN ANN ANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064011388
MY COMMISSION EXPIRES MARCH 23, 2022

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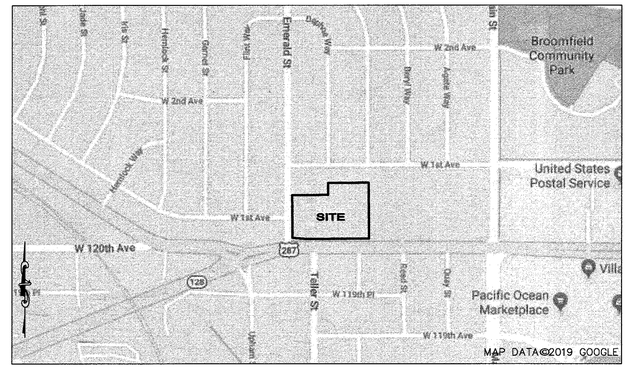
STATE OF COLORADO
NOTARY ID 20064011388
MY COMMISSION EXPIRES MARCH 23, 2022

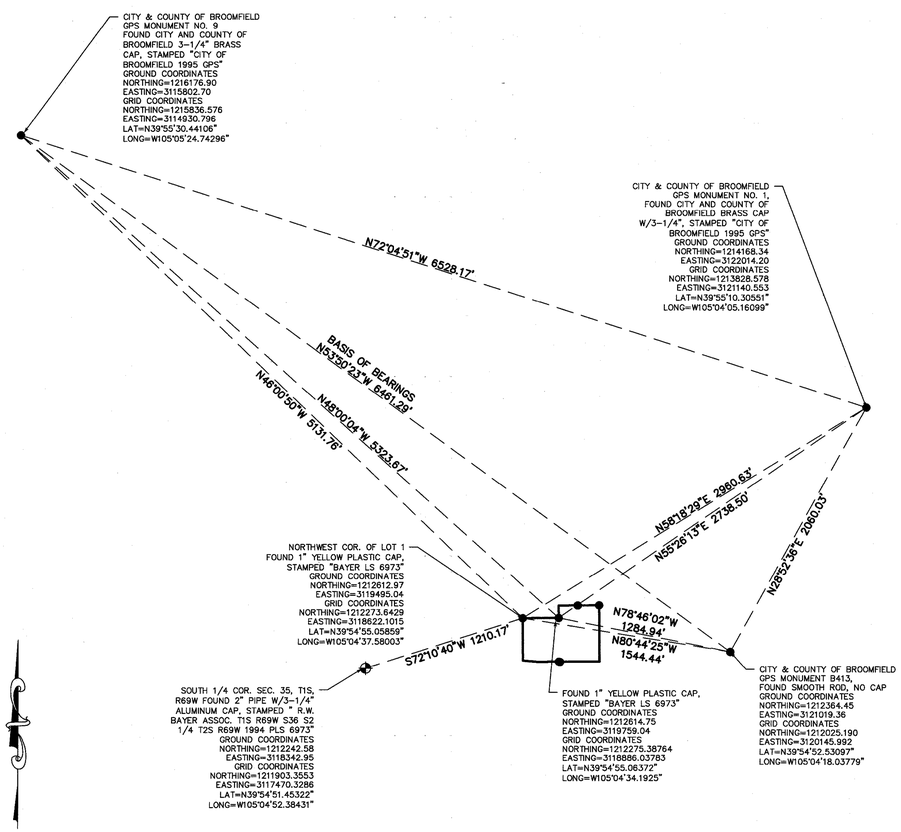


VICINITY MAP

SCALE: 1" = 500'

GEODETIC TIE DIAGRAM

SCALE = 1" = 500'



NOTES

1. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 41-0004282, DATED APRIL 1, 2019 (TIME NOT PROVIDED) WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 8413, BEING A SMOOTH ROD, NO CAP AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT NO. 9, BEING A CITY AND COUNTY OF BROOMFIELD 3-1/4" BRASS CAP, STAMPED "CITY OF BROOMFIELD 1995 GPS", BEARS NORTH 53°50'23" WEST, A DISTANCE OF 6461.29 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
6. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2, 1:50,000" AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
7. THE COMBINED SCALE FACTOR, SCALED FROM 0,0, FOR THIS SITE = 0.99972017
8. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
9. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
10. FLOODPLAIN: THE PROPERTY IS IN ZONE X, UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08507S-0087-G, MAP REVISED OCTOBER 2, 2013. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
11. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
12. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S), B.M.C.

APPROVALS

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS MINOR SUBDIVISION IS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD DIRECTOR OF COMMUNITY DEVELOPMENT THIS 14th DAY OF May, 2019

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CITY AND COUNTY MANAGER

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE MANAGER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 22nd DAY OF May, 2019.

_____
CITY MANAGER

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92

_____
JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.
3825 IRIS AVENUE
SUITE 395
BOULDER, CO 80301

REVISION	DATE
1 REVISIONS PER CITY COMMENTS	3/19/2019 E. DAVIS
2 REVISIONS PER CITY AND CLIENT COMMENTS	3/27/2019 B. DEUKE
3 REVISED PER CITY COMMENTS	4/01/2019 B. DEUKE
4 REVISED PER CITY COMMENTS	4/24/2019 E. DAVIS
5	
6	
7	
8	
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MINOR PLAT
ANDRESEN SUBDIVISION REPLAT A

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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
3825 IRIS AVE. STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-8830
4601 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 923-3180

COLORADO LICENSED 16406 PROFESSIONAL LAND SURVEYOR JOHN B. GUYTON 4/24/19 (SEAL)

JOB NUMBER:	19-72,643
DATE:	01-31-2019
DRAWN BY:	E. DAVIS
CHECKED BY:	JK/SB/JZG

SHEET 1 OF 2

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Page: 2 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

ANDRESEN SUBDIVISION REPLAT A

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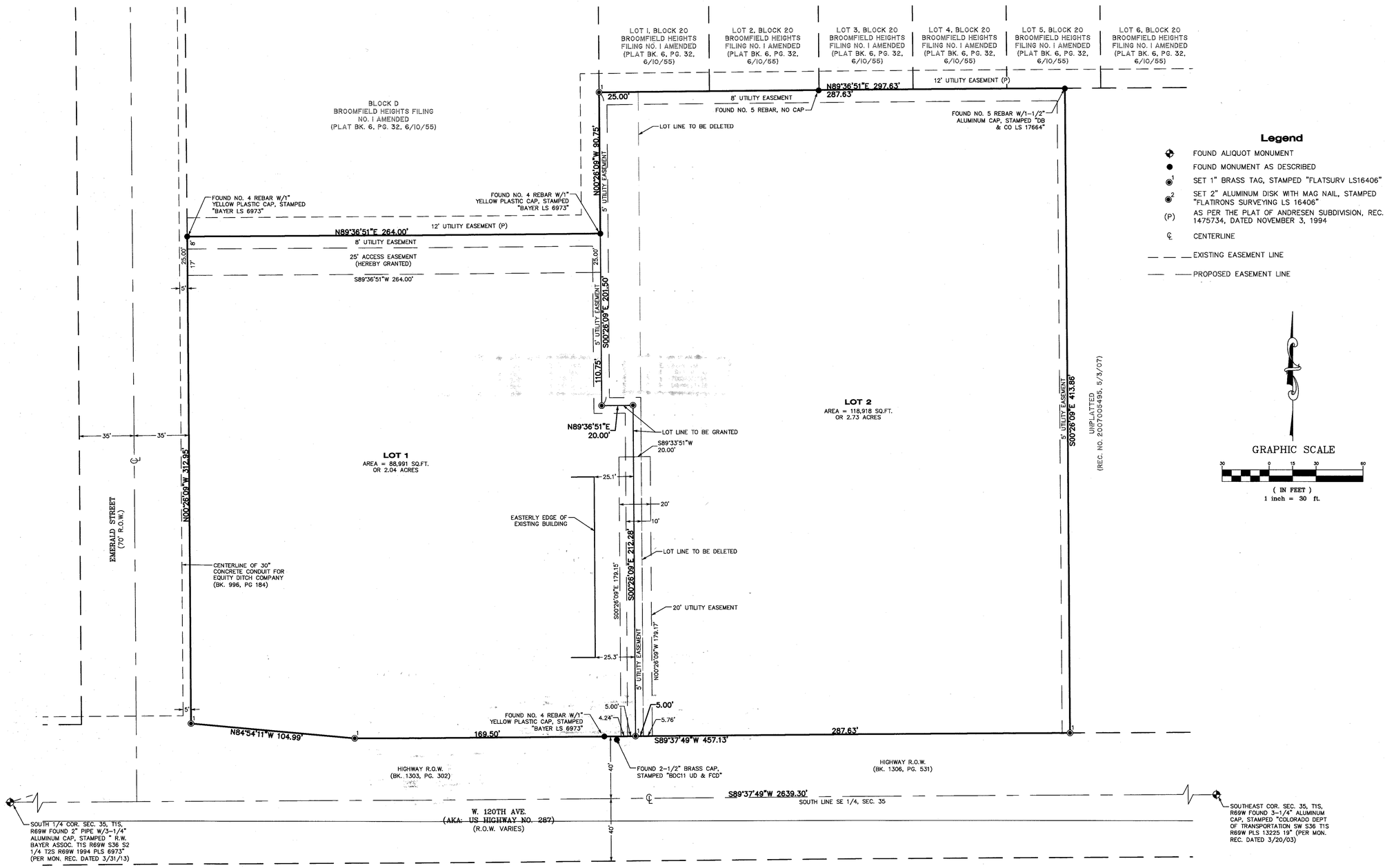
SHEET 2 OF 2



REVISION	DATE
1 REVISIONS PER CITY COMMENTS	3/19/2019 E. DAVIS
2 REVISIONS PER CITY AND CLIENT COMMENTS	3/27/2019 B. OBLIE
3 REVISED PER CITY COMMENTS	4/10/2019 B. OBLIE
4 REVISED PER CITY COMMENTS	4/24/2019 E. DAVIS
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MINOR PLAT
ANDRESEN SUBDIVISION REPLAT A

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COLORADO LICENSED 16406 PROFESSIONAL LAND SURVEYOR 4/24/19 SEAL

JOB NUMBER:	19-72,643
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CHECKED BY:	JK/SB/JZG

SHEET 2 OF 2

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